



72 Dover Road
Burton-On-Trent
Staffordshire
DE13 0TB

Price
£140,000

- NO UPWARD CHAIN
- Requiring updating
- Gas fired central heating
- Double glazed windows
- Hallway with stairs to first floor
- Two reception rooms
- Kitchen
- Two double bedrooms
- Large bathroom to first floor
- Rear garden with two out-buildings

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

Requiring upgrading and being offered for sale with the benefit of no upward chain is this two bedroom terrace property. The gas centrally heated accommodation has an entrance hallway with stairs off to the first floor, two reception rooms and a kitchen.

To the first floor are two bedrooms and a large bathroom.

Outside, the rear garden is accessed off the kitchen or via the communal path with a right of access over the neighbouring property into the garden. There are two out-buildings in the rear garden. To the front is a small fore garden.

LOCATION

Dover Road is conveniently situated close to shops, eateries, supermarket and the hospital. There is a public bus service close by, doctors and dentist. Burton upon Trent's town centre is a short drive away with further shopping and leisure facilities.

ACCOMMODATION

ENTRANCE DOOR

Provides access to:

HALLWAY

0.86m x 4.59m (2'9" x 15'0")

Having stairs to first floor landing and doors leading off to:

LOUNGE

3.38m x 3.79m excluding bay (11'1" x 12'5" excluding bay)

Having original cornice to ceiling, gas fire, radiator and large walk-in bay window to front aspect.

DINING ROOM

3.83m x 3.39m (12'6" x 11'1")

Having tiled fire surround with gas fire, radiator, window to rear aspect and door to:





KITCHEN

2.98m x 3.34m (9'9" x 10'11")

Fitted with a base cupboard and wall mounted cabinet, further base cabinet with sink inset, gas cooker point and under-stairs storage cupboard. uPVC window to side aspect, radiator, and wooden door to side.

FIRST FLOOR ACCOMMODATION

LANDING

With built-in cupboard and doors leading off.

BEDROOM ONE

4.37m x 3.79m (14'4" x 12'5")

With window to front aspect, radiator, ceiling light point and period style fire surround with ornate fire inset.

BEDROOM TWO

2.7m x 3.85m (8'10" x 12'7")

With window to rear aspect, original period style fire surround with ornate fire inset, ceiling light point and radiator.

BATHROOM

2.95m x 3.32m (9'8" x 10'10")

Fitted with a panelled bath with shower over, w.c., pedestal wash hand basin, obscure window to rear aspect, large built-in storage cupboard housing the Ideal domestic boiler, loft access point and radiator.

OUTSIDE AND GARDENS

To the front is a small fore garden.

The rear garden is accessed off the kitchen or via the communal path with a right of access over the neighbouring property into the garden. The rear garden does require attention and there are two out-buildings.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band A

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW June 2022)/A

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.

No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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